

**CITY OF BELVIDERE
PLANNING AND ZONING COMMISSION**

Minutes

Tuesday, June 11, 2024

City Council Chambers

401 Whitney Boulevard

6:00 pm

ROLL CALL

Members Present:

Dan Druckrey
Alyssa Maher
Carl Gnewuch, CH
Bob Cantrell
William Bieber

Staff Present:

Gina DelRose, Community Development Planner
Kimberly Whitt, Administrative Assistant
Mike Drella, City Attorney

Members Absent:

Art Hyland
Paul Engelman

The meeting was called to order at 6:01 p.m.

MINUTES: It was moved and seconded (Druckrey/Cantrell) to approve the minutes of the May 14, 2024 meeting. The motion carried with a roll call vote 5-0.

PUBLIC COMMENT: None

UNFINISHED BUSINESS: None

NEW BUSINESS:

2024-12: Tanner Industries (RZ): The applicant and property owner, Tanner Industries, Inc., 735 Davisville Road, Southampton, PA 18966 is requesting a map amendment (rezoning) on approximately 2 acres commonly known as 2211 and 2193 Hawkey Drive from the RH, Rural Holding District (pending annexation) to the PI, Planned Industrial District pursuant to the Belvidere Zoning Ordinance Section 150.903 Amendment to Official Zoning Map.

PUBLIC HEARING FOR CASE 2024-12 OPENED: 6:02 PM

Mr. Carl Gnewuch made a motion that Case 2024-12 be postponed to the July 9, 2024 meeting. The motion was moved and seconded (Cantrell/Druckrey). The motion carried with a roll call vote 5-0.

2024-13: Manhard Consulting, (SU): The applicant, William Hupperich (Manhard Consulting), 1 Overlook Point, #290, Lincolnshire, IL 60069 on behalf of property owner, Wal-Mart Stores East, LP, 702 SW 8th Street Mailstop 0505, Bentonville, AR 72716 is requesting a special use to amend the previously approved planned development (Ord. 609H) in the Heavy Industrial District in the Crosslink Business Park No. 2 Subdivision. The amendment will allow for the following additional departures: Sections 150.105(C)(9)(G)(2)(B) reducing the required min. street frontage from 40 ft to 0 ft, 150.707(E)(1) allowing for the maximum luminaire height to be increased from 30 ft to 42 ft; 151.41.f.3 reducing the required frontage along a street from 40 ft to 0 ft and 150.904 Special Use Review and Approval Procedures. The planned development amendments are being requested in order to allow security cameras to be placed on the light poles, revise the photometrics plan to be more efficient and to allow for a landlocked parcel accessible by cross access easements. PINs: 05-34-400-013 and 05-34-326-005.

PUBLIC HEARING FOR CASE 2024-13 OPENED: 6:04 PM

Ms. Gina DelRose was sworn in. Ms. DelRose stated the case was published in the Boone County Journal on May 23, 2024 and notifications were sent by certified mail to property owners within 250 feet of the subject property on May 22, 2024. Ms. DelRose summarized the staff report dated June 5, 2024 and stated the recommendation is for approval of case #2024-13; Manhard Consulting. special use to amend the previously approved planned development (Ord. 609H) in the Heavy Industrial District in the Crosslink Business Park No. 2 Subdivision subject to 3 conditions.

Ms. Alyssa Maher questioned how the lighting would effect the city.

Ms. Gina DelRose advised it would not increase the foot candles at the property line.

Mr. Carl Gnewuch asked about increased light pollution.

Ms. DelRose state the applicant would be best to answer that.

Mr. Bob Cantrell asked if engineers were in charge of this project.

Ms. DelRose stated that yes and the engineers will have submitted a photometric plan that meets zoning code requirements except for pole height.

Mr. Gnewuch asked if there were any questions from the audience.

Mr. Paul Sorensen of Belvidere questioned the 40' easement. He was concerned that his property would be encroached upon.

Ms. DelRose showed Mr. Sorensen the map and explained his property was not part of the easement.

Mr. William Hupperich was sworn in at 6:21 pm.

Mr. Carl Gnewuch repeated his question regarding the light pollution.

Ms. Alyssa Maher questioned if the design of the lighting elements would be shielded or more visible to the public.

Mr. Hupperich explained all lighting was to the city code. The poles being taller does not effect the light pollution. The poles being taller allows them to cover more area with less poles.

No further questions from the commission.

There were no further questions or testimony from the audience for Case #2024-13.

PUBLIC HEARING FOR CASE 2024-13 CLOSED : 6:29 PM

It was moved and seconded (Maher/Druckrey) to approve the findings of fact as presented by staff. The motion carried with a 5-0 roll call vote.

It was moved and seconded (Druckrey/Cantrell) to recommend approval of Case #2024-13, subject to 3 conditions as presented by staff. The motion carried with a 5-0 roll call vote.

Ms. Gina DelRose stated the case would move for to City Council.

2024-14: Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision (RP): The applicant is requesting plat approval of the two-lot subdivision named Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision.

Ms. DelRose summarized the staff report dated June 5, 2024 and stated the recommendation is for approval of case #2024-14 for Replat of Lot 2 of Crosslink Business Park No. 2 Subdivision subject to the 14 conditions.

Mr. Carl Gnewuch questioned if the easement was for vehicle access or underground utility?

Ms. Gina DelRose stated this would be for vehicle access.

Mr. William Hupperich was sworn in at 6:37 pm.

Mr. Gnewuch had questions regarding the creek.

Mr. Hupperich explained they have obtained proper permits from state and federal agencies.

There were no further questions from the commission.

There were no questions or testimony from the audience for Case #2024-13.

It was moved and seconded (Maher/Cantrell) to recommend approval of Case #2024-14, subject to the 14 conditions as presented by staff. The motion carried with a 5-0 roll call vote

Gina DelRose stated the case would move forward to City Council.

OTHER BUSINESS: None

Staff Report:

Ms. DelRose stated there is 1 case, for the July 9, 2024 meeting. Elections will be next month also.

ADJOURNMENT:

Mr. Carl Gnewuch stated that with no objections the meeting was closed.

The meeting adjourned at 6:45 p.m.

Recorded by:

Reviewed by:

Kimberly Whitt
Administrative Assistant

Gina DelRose
Community Development Planner